

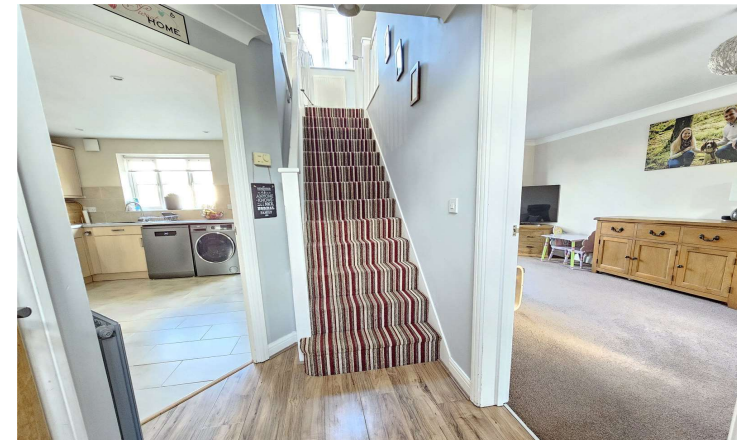


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

11 Victory Way  
Torrington  
Devon  
EX38 7AR

**Asking Price: £250,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com

11 Victory Way, Torrington, Devon, EX38 7AR

- Three bedrooms
- Ensuite to master
- Down stairs cloakroom
- Good sized kitchen diner
- Enclosed low maintenance rear garden
- Garage and parking
- EPC: C
- Council Tax Band: C



Located in a prime residential area, this modern terraced house offers the perfect blend of comfort and convenience. Boasting three generously sized bedrooms, this property is ideal for families or professionals looking for a stylish and spacious home. The bright and airy living spaces create a welcoming atmosphere, while the well-maintained interior exudes charm and elegance.

The property features an enclosed garden, perfect for enjoying outdoor activities or simply relaxing in the sunshine. With convenient access to nearby amenities and transport links, this home offers both accessibility and affordability. Whether you're looking to entertain guests or simply unwind after a long day, this property is sure to meet all your needs. Don't miss out on the opportunity to make this inviting and homely house your new home. Contact us today to arrange a viewing!



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*THE VENDOR INFORMS US THAT THE PROPERTY IS THOUGHT TO BE CONSTRUCTED OF BLOCK AND RENDER UNDER A TILED ROOF. YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS.*

*HEATING: GAS BOILER.*

*MAINS WATER - MAINS ELECTRIC - MAINS DRAINAGE - LANDLINE TELEPHONE.*

*BROADBAND COVERAGE: SUPERFAST AVAILABLE UP TO 80MBPS (INFORMATION TAKEN FROM OFCOM CHECKER)*

*MOBILE PHONE COVERAGE: IS LIMITED INDOORS AND LIKELY OUTDOORS (SEE OFCOM CHECKER FOR FURTHER INFORMATION)*

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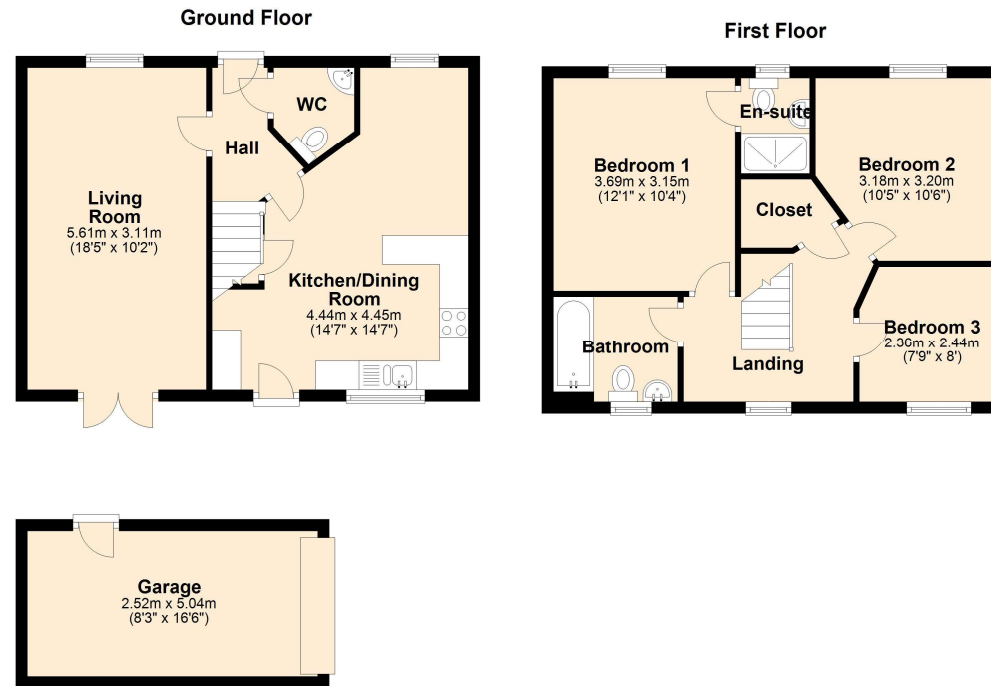
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BOND OXBOROUGH PHILLIPS  
Plan produced using PlanUp.

## Directions

From our offices, continue down Well Street to the crossroad and turn left onto New Road. At the mini roundabout turn left signposted Bideford and continue on this road taking the second turning right into School Lane. Continue down the hill taking the second turning left into Lindon Close sign posted "Dartington Crystal" Follow the road around to the right and down the hill taking the second turning on your right into Victory Way where the property can be found on the left hand side with number plate clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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# We are here to help you find and buy your new home...

2 Well Street  
Torrington  
Devon

EX38 8EP

Tel: 01805 624 426

Email: [torrington@boproperty.com](mailto:torrington@boproperty.com)

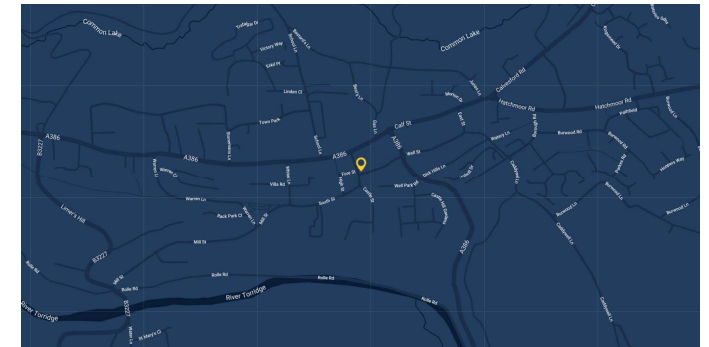
## Have a property to sell or let?

If you are considering selling or letting your home,  
please contact us today on 01805 624 426 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

Please do not hesitate to  
contact the team at Bond  
Oxborough Phillips Sales &  
Lettings on

**01805 624 426**

for a free conveyancing  
quote and mortgage advice.



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